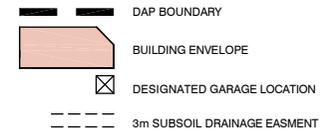


**REDGUM BROOK ESTATE**  
**DETAILED AREA PLAN OF LOTS 795 - 839 INCLUSIVE (STAGE 10B)**

LEGEND:



**R CODING**

1. THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R25

**SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**

- THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS.
- THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED IN ALL OTHER MATTERS HOWEVER.

**DESIGN ELEMENTS**

- THE FOLLOWING MATTERS APPLY TO THE DEVELOPMENT OF LOTS AFFECTED BY THE DETAILED AREA PLAN.
  - ALL HOUSES AND GARAGES MUST BE CONSTRUCTED WITHIN THE NOMINATED BUILDING ENVELOPE;
  - MINIMUM OPEN SPACE MAY BE VARIED FROM 50% TO 45% SUBJECT TO AT LEAST ONE MAJOR OPENING TO AN INDOOR LIVING AREA BEING INSTALLED ON THE NORTHERN ELEVATION OF THE DWELLING IN ORDER TO MAXIMISE SOLAR ORIENTATION;

**SETBACKS**

- SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
  - REAR SETBACK: AS PER R-CODES EXCEPT WHERE DRAINAGE EASEMENTS ARE SHOWN
  - MINIMUM 4.0m
  - GARAGE 4.5m
  - MINIMUM 1.5m
  - SECONDARY STREET SETBACK: IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES
  - SIDE SETBACK: IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES
  - SECOND STOREY SETBACK: IN ACCORDANCE WITH THE RESIDENTIAL DESIGN CODES.

**NOISE ATTENUATION**

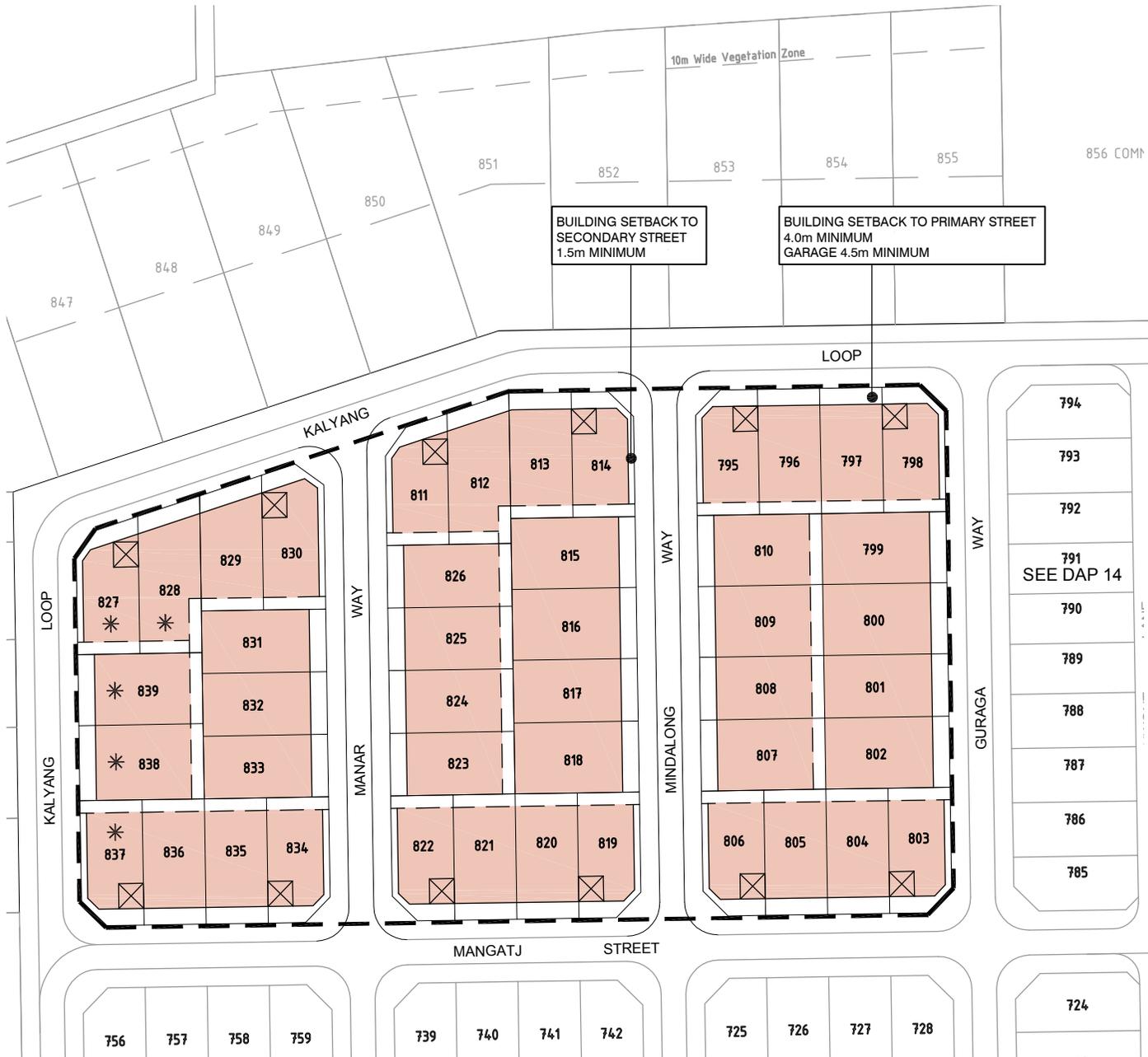
\* DENOTES LOTS SUBJECT TO NOTIFICATION IN RESPECT TO TRAFFIC NOISE.

**ADVISE NOTE**

- PLANNING APPROVAL IS NOT REQUIRED FOR THE CONSTRUCTION OF A DWELLING ON ANY LOT WITHIN THE AREA COVERED BY THE DETAILED AREA PLAN (INCLUDING THE LOTS WITH A LAND AREA OF LESS THAN 260 SQUARE METRES) EXCEPT WHERE VARIATIONS TO THE PROVISIONS OF THIS DETAILED AREA PLAN OR THE RESIDENTIAL DESIGN CODES ARE SOUGHT.

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE.....  
 IN ACCORDANCE WITH CLAUSE 5.18.5.1 (c) (i) OF THE SHIRE OF SERPENTINE /  
 JARRAHDALE TOWN PLANNING SCHEME No.2

SIGNED: *Kouros Spudis* 07/03/2014



NOTE  
 Pavements diagrammatic only

DETAILED AREA PLAN No.17  
 REDGUM BROOK ESTATE - STAGE 10B  
 SHIRE OF SERPENTINE - JARRAHDALE  
 PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD

DATE: 26th FEBRUARY 2014

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